

	<u>For Growth</u>	<u>Deficiencies</u>
Streets and Roads	190 Acres	None
Industry	40 Acres	None
Commerce	35 Acres	None
Residence	365 Acres	40
Social and Cultural	<u>70</u> Acres	<u>93</u>
	700 Acres +	133 = 833 A.

For the total Planning Area the breakdown would look like this:

Streets and Roads	260 Acres	None
Industry	60 Acres	None
Commerce	50 Acres	None
Residence	495 Acres	60
Social and Cultural	<u>95</u> Acres	<u>93</u>
	960 Acres +	153 = 1,113 A.

How do these future land use estimates compare with the amount of land which is presently undeveloped both within Shelby and the overall Planning Area? The 833 acres may be compared against the 2,185.5 acres of undeveloped land within Shelby, of which approximately 85% (or 1,858 acres) is considered buildable. Hence, there is more than twice as much land (or 233%) available for development as is likely to be developed by 1980. The 1,113 acres may be compared against the 9,550 acres of undeveloped land within the entire Planning Area, of which about 8,116.3 acres are considered buildable. In other words, there is more than seven times (736%) as much land available for development in the Planning Area as there is likely to be any demand for. However, since it is impossible to predict exactly which 1,113 acres will be developed, no attempt has been made to correlate the size of the different colored blobs on the Land Development Plan with future land use estimates. It is deemed more sensible to show the highest and best use of all the land within the Planning Area, just in case new growth out-paces the projections. This has been done on Map 9.